

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: Corner of Marginal Way and Preble ST.		Owner: **Mike Johnson		Phone: 874-1111 ext. 212		Permit No: <b>000540</b>
Owner Address: City of Portland		Lessee/Buyer's Name: Greater Portland YMCA		Business Name: N/A		
Contractor Name: Leavitt & Paris, Inc.		Address:		Phone: 797-0100		Permit Issued: <b>28/ 2000</b>
Past Use:		Proposed Use:		COST OF WORK: \$ 0.00		
				PERMIT FEE: \$ 30.00		Zone: <b>B-5</b> CBL: Zoning Approval: <i>[Signature]</i> 5/23/00 <b>Special Zone or Review:</b>
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		
Proposed Project Description: Implementing tent for a road race at the Back Bay up: Friday, May 26 at noon down: Friday evening, same		Signature: <i>[Signature]</i>		INSPECTION: Use Group: Type: Signature: _____		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____		
Permit Taken By: Kathy		Date Applied For: May 23, 2000 JF				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *[Signature]*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

**PERMIT ISSUED WITH REQUIREMENTS**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: May 23, 2000 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED 1  
GEO. DISTRICT WITH REQUIREMENTS**

**BUILDING PERMIT REPORT**

DATE: 23 MAY 2000 ADDRESS: Marginal Way & Preble CBL: \_\_\_\_\_

REASON FOR PERMIT: Temp. Tent.

BUILDING OWNER: CITY OF PZD.

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Leavitt & Parris

USE GROUP: U CONSTRUCTION TYPE: \_\_\_\_\_ CONSTRUCTION COST: \_\_\_\_\_ PERMIT FEES: 430.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

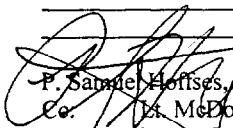
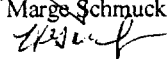
**CONDITION(S) OF APPROVAL**

This permit is being issued with the understanding that the following conditions are met: \*1 \*36

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\*36 Tents shall meet the requirements of Section 3104.0 Temporary Structures.

  
 P. Samuel Hoffses, Building Inspector  
 Co. Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  


PSH 1/26/00

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction (include Portion of Building): <i>Corner of Marginal Way and Prebble St</i>			
Total Square Footage of Proposed Structure: <i>30 x 20</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:
Chart#	Block#	Lot#	<i>Mike Johnson 874-1111 ext 212</i>
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work:      Fee
<i>City of Portland</i>		<i>Greater Portland YMCA</i>	\$ 0      \$ 30
Proposed Project Description (Please be as specific as possible)			
<i>Implementing Tent for a Road Race at the Back Bay Up: Friday May 26 at noon      Down: Friday evening - same</i>			
Contractor's Name, Address & Telephone		Rec'd By	
<i>Levitt &amp; Parris, Inc 767-0100</i>			
Current Use:		Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

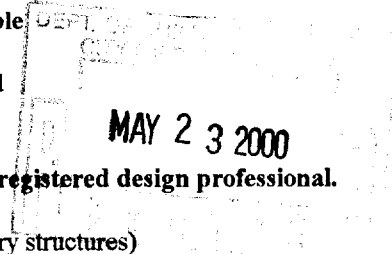
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Michael Johnson</i>	Date: <i>5/23/00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



# LEAVITT & PARRIS, INC.

ESTABLISHED 1919

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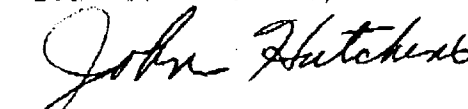
TENTS, CANOPIES,  
 ALL ACCESSORIES  
 RENTED FOR  
 WEDDINGS AND  
 ALL OCCASSIONS

To whom it may concern:

This is to certify that the tents supplied to Portland YMCA  
 are certified flame resistance that meets the requirements of the  
 California Fire Marshall, Underwriters Laboratory Test Flamibility  
 354-H and Government Spec. CCC-C-428A.

Very truly yours,

Leavitt & Parris, Inc.



John H. Hutchins III  
 President

Dana Souza  
Director

Robert B. Ganley  
City Manager

**CITY OF PORTLAND**  
**Parks & Recreation Department**

Nancy A. Geer  
Recreation Administrator

Carol McClure  
Operations Manager

Donn Mathews  
Parks Coordinator

Jeff Tarling  
City Arborist

Christopher DiMatteo  
Landscape Architect

Paul Butters  
Principal Financial Officer

Michael Murray  
Cemetery Coordinator  
797-4597

John Wone  
Athletic Facilities  
Coordinator

Sally DeLuca  
Program Coordinator

Marie Davis Sweat  
Aquatics Supervisor  
874-8456

Keith Hansen  
Adult & Senior  
Program Coordinator

Gina L. Ripley  
Safety Coordinator

David Venditti  
Portland Ice Arena  
774-8553

Riverside Municipal  
Golf Course 797-3524

Dan Brown  
P.D.D. Coordinator

Reiche Community  
Center 874-8873

Riverton Community  
Center 874-8455

Cummings Community  
Center 874-8870

Peaks Island Community  
Center 766-2970

Mr. Michael Johnson, Race Director  
Greater Portland YMCA  
70 Forest Avenue / PO Box 1078  
Portland, Maine 04104-1078  
874-1111 x212 fax: 874-1114

April 27, 2000

Dear Michael:

This will acknowledge receipt of your letter to the City of Portland, requesting permission to hold the Greater Portland YMCA Back Bay 5K race around Baxter Blvd., starting from the intersection of Preble & Baxter and ending near the Preble St. Soccer Field (upper grass area) on Friday, May 26, lasting from 6pm to 8pm. Set up for the race will begin at Noon. A Kid's Fun Run will be held as well, beginning at 5:15pm: Kids start on the Preble St. grass area and run to Tukey's Bridge and back. Approximately 50 children run in this race. Approximately 350 runners will participate in the 5K. There is no rain date. You have requested Police assistance with the start of the race, and also lead and follow cars.

Thank you for forwarding the permit fee and certificate of insurance.

Please be advised that the City Manager has approved the temporary street closing for the start of the 5K and that you are hereby authorized to hold the YMCA Back Bay 5K, subject to the following conditions:

1. Please call Lt. Ted Ross, 87485669, for police assistance with the start of the race (6pm sharp). There may be a charge for police services.
2. Because the Preble St. Fields and Parking Lot are under construction, this area will be off limits. The only areas that will be available for use are the walkway and the grass area nearest Tukey's Bridge. We require that your group use the **Marginal Way Parking Lot** as a **parking area, gathering spot, and registration area**. If you would like to reserve and partition off the southwest corner of the Marginal Way Parking Lot, you may do so by the use of "no parking signs" and barricades. For any needed barricades and signs, please call Donn Mathews here at the Parks & Rec. Office, 874-8793 vm 201. You will need to make arrangements for pick up and drop off of the barricades. There will be a security deposit of \$10 per barricade charged. To make sure no cars are parked in that area of the parking lot, you will want to barricade the corner off the night before (Thursday night).
3. If you need a timing device set up on the grass area at the finish line (please stay well clear of the newly seeded fields), you have permission to drive a vehicle down the walkway to drop items off (access to the pathway is just beyond the I-295 overpass) - you won't have access to any electricity for this timing device. Please remove the vehicle once items are dropped off. If the grass is wet and soggy then no vehicles are allowed on the grass area (you will have to stay on the walkway).
4. We also require that you schedule and pay for the cleaning of a porta-potty for the day's event. Please call Associated Septic, 799-1980, to have 1 toilet serviced on Saturday afternoon or Sunday morning, May 27 or 28.
5. Please do not mark the route in any permanent way, ie. spray painting, etc., and please do not tape or nail signs to trees. Please make sure trash is picked up and disposed of properly.
6. Please remember there will be other joggers and walkers using the path on that day. We ask that you post a sign at the beginning of the walkway and also across from Payson Park to alert the public of a race in progress from 6pm - 7pm.

Good luck with the race. If I can be of further assistance please call me at 874-8793. I will be on vacation May 15 - May 30; during that time period, please call my supervisor, Carol McClure. This letter will act as your formal permit to hold the race and to use Marginal Way Parking Lot. Please bring it with you to the event.

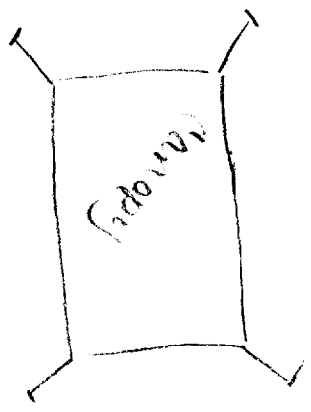
cc: Carol McClure, P&R Operations Manager  
Lt. Ted Ross / Sgt. Sully Rizzo, Police Department  
Donn Mathews, P&R Parks Coordinator  
John Wone, P&R Fields & Facilities Coord.  
John Peverada, Parking Control Dir.  
Maynard Sprague / Peter DeWitt, PW's  
Don Brown / Martin Jordan, Fire / EMS

Yours truly,

  
Ted Musgrave  
Special Activities

Steve Howick, P&R Landscape Architect  
Missy Lekas, P&R Lead Park Ranger

Marginal Day



Field St Extension

